



R. BRIGGS SURVEY
A-116

INTERSTATE HIGHWAY 35W
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY 121 (AIRPORT FREEWAY)
(VARIABLE WIDTH RIGHT-OF-WAY)

J. LITTLE SURVEY
A-958

B.F. CROWLEY SURVEY
A-307

TEXT LEGEND

CM =	CONTROL MONUMENT
IRF =	IRON ROD FOUND
IPF =	IRON PIPE FOUND
IRFC =	IRON ROD FOUND w/ CAP
IRSC =	IRON ROD SET w/ CAP
ESMT =	EASEMENT
P.O.S.E. =	PUBLIC OPEN SPACE EASEMENT
D.R.T.C.T. =	DEED RECORDS OF TARRANT COUNTY, TX
P.R.T.C.T. =	PLAT RECORDS OF TARRANT COUNTY, TX

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SS SANITARY SEWER LINE
---	SD STORM DRAINAGE LINE
---	GS GAS LINE
---	OHP OVERHEAD POWER
---	UGE UNDERGROUND ELECTRIC
---	UGT UNDERGROUND TELEPHONE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within (90) days after date of approval.

Plat Approval Date: _____

By: _____
Chairman

By: _____
Secretary

FINAL PLAT
BOOKER WASHINGTON-121 ADDITION
LOTS 1 AND 2, BLOCK A
BEING A REPLAT OF
LOTS A, B, C, AND D, BLOCK 4, LOTS A AND B, BLOCK 5
OF DORSEY ADAMS SUBDIVISION AND
LOTS 3, 23-25, BLOCK 4, LOTS 3 - 7, BLOCK 5 OF
STAVERS ADDITION
BEING 1.737 ACRES SITUATED IN THE
B. F. CROWLEY SURVEY, ABSTRACT NO. 307 AND
J. LITTLE SURVEY, ABSTRACT NO. 958
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER / APPLICANT:
CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
6100 N. Western Avenue
Oklahoma City, OK 73118
Phone: (405) 935-8478
Fax: (405) 849-8478
Contact: Julie Jones, PE
Email: julie.jones@chc.com

OWNERS REPRESENTATIVE / ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Contact: Ashley Frysjinger, P.E.
Email: ashley.frysjinger@kimley-horn.com

OWNER:
APPLE NINE VENTURES OWNERSHIP, INC.
814 E. Main Street
Richmond, VA 23219
Tel. No. (804) 344-8121

Recorded in Inst. No. _____, P.R.T.C.T.
CITY FILE NO. FS-009-173
CE SITE 15 = KHA TR 152

Scale 1" = 50'	Drawn by MBM	Checked by KHA	Date 02/07/2012	Project No. 64411032	Sheet No. 1 OF 2

NOTES:

- 1.) **Water / Wastewater Impact Fees** - The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.
- 2.) **Sidewalks** - Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- 3.) **Utility Easements** - Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- 4.) **Building Permits** - No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.
- 5.) **Floodplain Restriction** - No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100year flood elevation.
- 6.) **Construction Prohibited Over Easements** - No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- 7.) **Flood Plain / Drainage-Way: Maintenance** - The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.
- 8.) **Oil or Gas Well Proximity to Buildings** - No building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code fro any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.
- 9.) **Site Drainage Study** - A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.
- 10.) **Transportation Impact Fees** - The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.
- 11.) **Covenants or Restrictions are Un-altered** - This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- 12.) **City of Fort Worth Urban Forestry Compliance Note** - Compliance with Tree Ordinance #18615-05-2009 will be required.
- 13.) **Parkway Permit** - Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.
- 14.) **Floodplain Easement** - There is a Floodplain Easement covering all of Lots 1 and 2, Block A as created by this plat.

OWNER'S DEDICATION

STATE OF TEXAS *
COUNTY OF TARRANT *
CITY OF FORT WORTH *

That we, **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. and APPLE NINE VENTURES OWNERSHIP, INC.**, being the owner of the hereinafter described property do hereby adopt this plat designating the herein described property as **BOOKER WASHINGTON-121 ADDITION, LOTS 1 AND 2, BLOCK A**, an addition to the City of Fort Worth, Tarrant County, Texas. We do hereby dedicate to the public use forever the rights-of-way and easements shown thereon.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

EXECUTED THIS _____ day of _____, 2012.

By: **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.**

Henry J. Hood
Senior Vice President - Land and Legal & General Counsel

STATE OF OKLAHOMA *
COUNTY OF OKLAHOMA *

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Henry J. Hood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2012.

Notary Public in and for the State of Oklahoma

By: **APPLE NINE VENTURES OWNERSHIP, INC.**, a Virginia corporation

By: _____
Signature

Name

Title

COMMONWEALTH OF VIRGINIA *
CITY OF RICHMOND *

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2012.

Notary Public in and for the Commonwealth of Virginia

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, **Michael B. Marx**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

Michael B. Marx
Registered Professional Land Surveyor # 5181
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300



STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared **Michael B. Marx**, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of May, 2012.

Notary Public of Texas

FINAL PLAT
BOOKER WASHINGTON-121 ADDITION

LOTS 1 AND 2, BLOCK A
BEING A REPLAT OF
LOTS A, B, C, AND D, BLOCK 4, LOTS A AND B, BLOCK 5
OF DORSEY ADAMS SUBDIVISION AND
LOTS 3, 23-25, BLOCK 4, LOTS 3 - 7, BLOCK 5 OF
STAVERS ADDITION
BEING 1.737 ACRES SITUATED IN THE
B. F. CROWLEY SURVEY, ABSTRACT NO. 307 AND
J. LITTLE SURVEY, ABSTRACT NO. 958
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER / APPLICANT:

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
6100 N. Western Avenue
Oklahoma City, OK 73118
Phone: (405) 935-9478
Fax: (405) 849-8476
Contact: Julie Jones, PE
Email: julie.jones@chk.com

OWNER:

APPLE NINE VENTURES OWNERSHIP, INC.
814 E. Main Street
Richmond, VA 23219
Tel. No. (804) 344-8121

OWNERS REPRESENTATIVE / ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Contact: Ashley Frysjinger, P.E.
Email: ashley.frysjinger@kimley-horn.com

Recorded in Inst. No. _____, P.R.T.C.T.

CITY FILE NO. FS-009-173
CE SITE 15 = KHA TR 152

SURVEYOR / ENGINEER



Kimley-Horn and Associates, Inc.

12700 Park Central Drive, Suite 1800
Dallas, Texas 75251

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	MBM	KHA	02/07/2012	64411032	2 OF 2